

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Diwancheruvu Gram Panchayat, Rajahmundry Municipal Corporation, East Godavari District - Change of Land Use from Industrial use to Residential Use in R.S. No.502/1 and 504 to an extent of 852.61 Sq. Mtrs. Diwancheruvu, Rajahmundry - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O. Ms.No.309

Dated: 08-08-2012.

Read the following:

- 1) G.O.Ms.No.465 MA., dated:28-10-1975.
- 2) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No.2455/2011/R, dt. 18-05-11.
- 3) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No.1257/2012/R, dt:08-06-12.
- 4) Govt. Memo No.12596/H1/2011-4, dt:13-07-2012.
- 5) Commissioner of Printing, A.P. Extraordinary Gazette No.411, Part-I, dt:19-07-2012.

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ORDER:

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O. Ms. No. 465 MA., dated 28.10.1975, was issued in Government Memo No. 12596/H1/2011-4, Municipal Administration and Urban Development Department, dated.13.07.2012 and published in the Extraordinary issue of A.P. Gazette No. 411, Part-I, dated 19.07.2012. No objections and suggestions have been received from the Public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dt. 08.06.2012 has stated that the Panchayat Secretary, Diwancheruvu Gram Panchayat has informed that the applicant has paid an amount of Rs.5,116/- (Rupees Five thousand One hundred and Sixteen only) towards conversion / development charges as per G.O.Ms.No.158, dated 22.03.1996. Hence the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB,

PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Commissioner, Rajahmundry Municipal Corporation,

Rajahmundry, East Godavari District.

Copy to:

The individual through the Municipal Commissioner,

Rajahmundry Municipal Corporation.

The District Collector, East Godavari District.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub-section 92) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variations to the Master Plan of Rajamundry Municipal Corporation, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.411, Part – I, dt. 19.07.2012, as required by clause (b) of the said section.

VARIATION

The site in R.S.No. 502/1 and 504 to an extent of 852.61 Sq. Mtrs at Diwancheruvu Gram Panchayat, Rajahmundry Town, the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use in the General Town Planning Scheme (Master Plan) of Rajahmundry town, sanctioned in G.O.Ms.No.465 MA., dated: 28.10.1975, is now designated for Residential use based on Council Resolution No.106, dated 31.01.2011 of Diwancheruvu Gram Panchayat, No Objection Certificate issued by the Commissioner of Industries, subject to condition to allocate equal area of land for industrial use in the Master Plan and as the surrounding area is developed with residential activities by variation of change of land use as marked "A,B,C,D,E,F" as shown in the revised part proposed land use map bearing G.T.P. No. 20/2012/R, which is available in the Rajahmundry Municipal Corporation and Diwancheruvu Gram Panchayat, **subject to the following conditions; namely:-**

1. The applicant shall surrender the area affected in proposed 12.0 Mtrs wide road at free of cost through Registered gift deed.
2. The applicant shall obtain prior approval for layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 9.15 Mtrs (30'-0") wide road proposed to 12.0 Mtrs.
East	:	Open plot Nos.16 and 20 and also open plot.
South	:	Existing 9.15 Mtrs (30'-0") wide road proposed to 12.0 Mtrs.
West	:	Existing 9.15 Mtrs (30'-0") wide road proposed to 12.0 Mtrs.

**B. SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

SECTION OFFICER